

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, April 5, 2010 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Michael Gentile, Elizabeth Kehoe and Michael Szakaly

Commissioner(s) Absent: Jim Muehling and John West

Staff Present: Lisa Abbott, Bob Woolford and Janet Roberts

Other(s) Present: Susie Johnson, Public Works Director; Dave Williams, Parks and Rec; Inge VanderCruysse, Assistant City Attorney; Mike Trexler, City Controller; Justin Wykoff; Engineering Services Manager

II. READING OF THE MINUTES --. March 1, 2010 (not included)

III. EXAMINATION OF CLAIMS – Michael Gentile moved to approve the claims for March 5, 2010 for \$102,820.51; March 19, 2010 for \$75,690.01; March 29, 2010 for \$150,000; April 1, 2010 for \$54,390.23. Elizabeth Kehoe seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES.

A. Director's Report Abbott reported that the Small and Simple grants are due on April 19th and the Neighborhood Improvement Grants will present their applications on May 12th. The Blooming Neighborhood nominations are due on April 23rd with the celebration on June 5th at the Farmers' Market. The Downtown Cleanup and the Old Northeast Cleanup are both scheduled on May 6th. The McDoel Cleanup is scheduled for May 16th. The Consolidated Plan is posted for public comment on April 15th.

The HAND Department and the BUEA are doing some beautification of several houses on Rogers Street in the Broadview Neighborhood for the upcoming Bloomington in Bloom competition.

B. Budget Summary Report

V. UNFINISHED BUSINESS.

None.

VI. NEW BUSINESS

A. RESOLUTION 10-10: Approval of B-Line Phase I Expenses from the Downtown TIF.

Williams explained that they are still closing the books on Phase I which was completed last summer. There are two financial responsibilities born by the City – anything done totally by the City such as the art pieces and conventional construction cost change orders which are shared 80/20 by INDOT and the City. They are still working on the final figures. Williams said this request is for \$24,810 which is the City's 20% cost share of change order #10 on the project.

Walter asked how many more change orders are expected. Williams thinks no more than two, but they have several credits in the early stages that will be taken into account. He is sure there are no large figures change orders, but he can't give the Commissioners an exact number until he clears the project with the INDOT.

Michael Szakaly moved to approve the resolution. Elizabeth Kehoe seconded the motion. Resolution 10-10 was unanimously approved. **ADOPTED.**

B. RESOLUTION 10-11: Approval of W. Second Street Pedestrian Improvements from the Adams Crossing TIF. Johnson stated that last year they completed the first phase of the Second Street sidepath project from Walker to Patterson. The Commission then approved \$98,000 to continue the design portion of the project to the SportsPlex which is almost completed. They are now ready to move forward on right of way acquisition and construction this summer. Johnson said this is a critical pedestrian/bicycle access to the recreation area on the west side.

Wykoff said this summer they are looking to complete the construction from Patterson to Adams and the corridor acquisition. They are looking at making improvements out to Weimer Road. The project

will be done in two phases.

Gentile asked if there was enough money in the Adams Crossing TIF. Abbott said there is \$1.8 million in the TIF and the City will receive additional payments in 2010. There is enough money in the TIF now for this project.

Szakaly stated this is the fund that any hospital expenses would come from. Abbott said it is, but they don't anticipate any request from the hospital in the near future. Trexler expects the end of the year balance in the TIF will be approximately \$650,000 if this project is approved.

Michael Szakaly moved to approve this resolution. Michael Gentile seconded the motion. Resolution 10-10 was unanimously approved. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION

A. Rehab Loan for 1004 W. Ralston. Withdrawn.

B. VanderCruysse informed the Commissioners that she is working on the Estoppel Certificate for the Hilton Garden Hotel and parking spaces. The subleasee is applying for a modification of the mortgage. In order to satisfy their future mortgage holder, they are requesting the RDC sign a document which is a confirmation of facts. She stated that she is confirming the facts because there are consequences for the Commission if any of the facts are wrong.

VanderCruysse requested that when she feels all the work is in order, the Commission authorize the RDC President to sign the Estoppel Certificate. She stated that she is working with the subleasee's attorney, who is doing the mortgage paperwork, to determine how they can confirm whether or not certain details are correct. Gentile asked if there is a long list of items to confirm. VanderCruysee said the list was included in the packet.

VanderCruysee asked the Commissioners to sign the Estoppel subject to her confirming the list of items. Michael Gentile moved to authorize the RDC president to sign the document once she confirms the information. Michael Szakaly seconded the motion. The motion was unanimously approved.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date